

Staff Variance Report  
For  
December 4, 2012 Commission Meeting

“A” category = staff recommendation is for approval with no equal alternatives because of noncompliance is not adverse.

“B” category = staff recommendation is for approval with equal alternatives as stated by the proponent.

“C” category = reserved, meaning staff believes Commission needs to discuss entirety.

“D” category = recommendation is for denial.

“I” category = incomplete (with permission of the Chairman).

“NVR” category = no variance required.

NOTE: *All staff recommendations presume code statements on the variances by the applicant are correct, unless otherwise noted. This means that all code statements become conditions of the variances and, if not true, the variances would be subject to Commission sanction. All LBO and LFO responses that they have received a copy of the application for variance are in order, unless otherwise noted.*

**Tabled Variances:**

- 12-06-41      C      **The Warehouse by the Family Center – Bloomington**  
*The request is to modify the previous variance, 11-12-40 (Family Life Center), to permit occasional assembly functions in the existing warehouse portion of the building. The building is an existing warehouse-industrial-business occupancy of approximately 205,000 sq. ft. that is being changed over to a not-for-profit entity into a multi-use community center for recreation, educational and other uses consistent with a family center mission. The current requested use is for the unfinished warehouse space, without bringing the building into compliance entirely with current codes and for a duration of time until permanent build out of the building interior. There is another variance for this project, 12-04-28, for permanent change of occupancy. The proponent advises that the building is sprinklered, has a fire alarm system, will have a means of egress to accommodate the required egress capacity and numbers of exits for the proposed uses and a fire watch will be provided for any events with an occupant load of 300 or more. The hardship is that the funds are donations and the pace of funding does not permit completion of the entire building, while there is ongoing need to utilize the available space for sports and other functions. How much of the unfinished space will be used for assembly purposes? No floor plans were provided to show exiting. **Tabled at the request of the proponent to work with state and local code officials. Tabled at the July meeting at the request of the proponent. Tabled at the August meeting for the proponent to come back with more specific dates for compliance with the requirements for the permanent change of occupancy. Tabled at the October meeting at the request of the proponent. Tabled to the December meeting for the last time.***
- 12-09-4      C      **LaJoya Apartments - Indianapolis**  
*The 2008 Indiana Fire Code requires these fire extinguishers to be mounted so that the top of the extinguisher is not more than 5' above the surface of the floor. The request is to allow the extinguishers to be mounted so that the top is 6' above the surface of the floor*

to prevent misuse by children. How will shorter residents be able to reach them? Why not put them in locked cabinets that comply with Section 906.8? **Tabled till the October meeting because no proponent and incomplete. Tabled till the November meeting incomplete. Tabled till the December meeting no proponent.**

- 12-10-4 C **First Church of the Nazarene – LaPorte** Project #357101  
*The code required sprinkler system will not be provided in this A-3 occupancy with an occupant load in excess of 300. The proponent advises that they have a possibility of 377 occupants if all areas are occupied, using a factor of 15 for the gymnasium space. They advise that the total occupancy is not expected to ever occur. The proponent advises that they will take the following alternative actions in lieu of the sprinkler system; they will change from Construction Type VB to VA and update the drawings, they will enclose the stairwells in 1 hour shafts. The hardship is the closest water main is ¼ mile away from the site and the cost to bring the water to the site will put them over budget as well if they need to install a water tank and pumping system. The drawing submitted only shows this building and not the church or the proximity of either building to the other. Commission to discuss. **Tabled – no proponent. Tabled till the December meeting at the request of the proponent to give them time to obtain more information.***
- 12-10-10(d) B **Lilly Building K312-314 – Indianapolis**  
*(d) The standby generator that is required by code for the ventilation system for the H-4 occupancy area in Building K312 is not provided. The proponent advises that K312 is a 1 story building of Type VB construction and is classified primarily as F-1 and B occupancy uses and also has a small area of H-4 occupancy. The ventilation system is connected to a redundant electrical supply consisting of separate connections to a double ended substation and this method is recognized with the approval of the authority having jurisdiction in the electrical code for legally required standby systems. The hardship is the cost to install and maintain a generator on the existing site. **Tabled at the request of the proponent. Tabled at the request of the proponent till the December meeting.***
- 12-11-10 A **Bloomington Body Bar Yoga Studio – Bloomington**  
*The exit travel distance will exceed the code allowed 75' in this "B" occupancy located on the second floor. The proponent advises that the occupant load of the area will be less than 30 and will have only one exit, but the travel distance will be approximately 100' to the point where an option of 2 egress routes occur. The distance from the most remote point on the second floor to the stair is approximately 65'. The building is protected throughout with automatic sprinklers. The stair serving the second floor leads directly to the exterior and the 1<sup>st</sup> floor does not open into the stair. The hardship is the cost of constructing a second stair. **Tabled so proponent can reevaluate options.***
- 12-11-14 C **Soar Sprinklers – South Bend**  
**Tabled to have application redone (typed to make legible) and no proponent.**
- 12-11-17 D **Stonegate Mortgage – 1<sup>st</sup> Floor Expansion – Indianapolis**  
*Magnetic locks are going to be installed on 2 sets of double doors going into 2 different areas of the building. The proponent states that these are required exit doors. The*

proponent advises that they agree to 1. Request to exit motion, 2. Emergency pull station wired directly to magnetic lock, 3. Door locks tied into building fire panel. The hardship listed is as a mortgage company they have private records and need extra precautions taken to make sure their records are secure when they are closed for business. One of the areas is listed as a reception area and the other, across the corridor, appears to be an office area. The doors appear to open into the areas and not in and out of those areas. There are 2 sets of double doors that appear to be where the magnetic locks are going to be installed. The use of keyed dead bolt locks would seem to work just as well, as department stores has been using them for years. The proponent has not cited any worries with security during regular business hours, when most people want the use of magnetic locks. **Tabled incomplete.**

12-11-21

C

**Care Animal Hospital**

*The fire code prohibits the use of extension cords in lieu of permanent wiring.* The request is to allow the use of extension cords through the ceiling over the operating tables and in the area of the cages. What is the cost to install permanent wiring? Are there operational problems created by permanent wiring? **Tabled so proponent can submit letter from electrician with proposed solution acceptable to the Commission.**

12-11-33(b)

C

**8 West Louisiana – Conversion – Indianapolis**

*(b) The code allowed maximum 75' travel distance from the basement to an exterior exit will not be followed because the current distance is approximately 95'.* The building is 2 stories in height with a basement; each floor has 1,362 sq. ft. of floor area. The building is Type IIIB construction. The proponent advises that the building will be protected with a fire alarm system throughout and smoke detection throughout. The hardship is that the only method of reducing the travel distance in the basement is to block off the portion exceeding the 75' travel distance, which would be a loss of needed space. **Tabled to allow proponent to speak to client about options.**

12-11-37(a)(b)

**Pioneer Tipton Corn Treater Expansion – Tipton**

**Tabled at the request of the proponent. Tabled at request of proponent till the January 2013 meeting.**

12-11-40(a)

C

**JAЕ Hardwoods Storage Addition – Wolcottville**

*(a) The code required sprinkler system or fire walls will not be provided to the combination S-1/F-1 facility in compliance with the code.* The storage addition will be of Type IIB construction and be 6,720 sq. ft. and a diesel room addition of 320 sq. ft. will be added to the existing saw mill of 7,600 sq. ft. of Type VB construction. The code would require fire suppression or a 3 hour fire resistive barrier. The S-1 occupancy building in excess of 12,000 sq. ft. will not be provided which the code required sprinkler system. The proponent advises the product is freshly cut green lumber from the saw mill which are cut from green logs. The fire department access doors will be provided as required by code. Housekeeping for the saw mill and storage addition will be done as per NFPA 664 Chapter 11. The hardship is the cost to provide the automatic sprinkler system or provide a 3 hour fire barrier. The installation of the fire barrier would also cause operational difficulties in transporting the lumber from the saw mill to the storage area. A variance,

to omit the sprinkler in the current building was approved, under variance #11-05-27 in June 2011. What is the cost to comply? Is water available? **Tabled till the December meeting for proponent to get better drawings.**

**New Variances:**

- 12-12-1      AI      **Eli Lilly, US Affiliates – Renovation – Indianapolis**      Project #355480  
*KONE EcoSpace Elevators will be installed that will utilize 8mm steel wire rope suspension cables and 6 mm steel wire rope governor cables in lieu of the code required 9.5 mm cables. KONE advises that they will provide any additional training needed and will include the rope gauges for each elevator inspector. Many similar variances have been approved in the past with these same conditions.*
- 12-12-2      Void
- 12-12-3      C      **Endress + Hauser Automation – Greenwood**  
*ACLA Buffers will be installed in lieu of the code compliant springs for an elevator. The proponent advises that they are applying for the variance under the “Approved Equal” language of the elevator code. The proponent advises to see attached documentation, but none was provided. Defer to Commissioner Corey.*
- 12-12-4      NVR      **Crazy Pinz – Laser Tag – Fort Wayne**      Project #358522  
*Platforms and ramps in the laser tag area are constructed with fire-treated plywood decks in place of noncombustible materials and the walls are covered with fired treated plywood in lieu of the code required noncombustible construction. The wall and supports are steel studs and all of the plywood has been coated with type 20-20A fire retardant coating. The proponent advises that they have installed fire treated plywood in place of noncombustible construction, all plywood has been coated with a fire retardant coating, the building is fully sprinklered, the activities in this area are supervised by a minimum of two staff members, these activities (laser tag) are done in a very small portion of the building (10%) of the total area. The hardship is that the building is completed and open to the public, so, in addition to the cost of rebuilding the area, the owner would lose revenue while the system is demolished and rebuilt. If all of the wood is fire-retardant treated, no variance is required. Commission to discuss.*
- 12-12-5      AI      **596 Graham Place – Bloomington – Windows**  
*The emergency egress windows do not comply with the code of record for size. The code of record requires that the windows be a minimum of 4.75 sq. ft. in area, have a minimum width of 18”, a minimum height of 24” and have a maximum sill height of 48”. The current windows in the basement are 4.72 sq. ft., 34” wide, 20” high and have a sill height of 28.5”. On the 2<sup>nd</sup> floor, the window is 4.84 sq. ft., 30” wide, 23.25” high and has a sill height of 30.5”.*
- 12-12-6      AI      **Bosse Field – Hood Suppression System – Evansville**  
*The exhaust fan for the new replacement hood system will discharge 8.5’ above a sidewalk rather than the code required 10’. The proponent advises that this is a new*

hood design and replacement of the existing antiquated hood and will discharge at the same location the previous system did. The hardship is this is a ball field that was constructed in the 1920's and the ceiling above the kitchen and hood is the tiered poured in place concrete spectator bleacher floor, thus making the installation to go higher is physically and financially impossible. Why cannot the ductwork be extended upwards to the appropriate height once outside the structure?

- 12-12-7 CI **Day School – Remodel – Evansville**  
*Two remote exits will not be provided for a classroom with a calculated occupant load in excess of 50 as required by code.* The proponent advises that they will never exceed 35 in the classroom and a 2<sup>nd</sup> exit is provided through an adjacent classroom if needed. The hardship is that the kindergarten wing was remodeled and a wall was removed to give the students more room for activities and to add another exit would cost between \$5,000 and \$10,000. Commission to discuss.
- 12-12-8 CI **CAPE Headstart Preschool Project – Evansville** Project #358645  
*The Chapter 34 evaluation of the change of occupancy from an R-2 to E occupancy will not have adequate score if a fire wall score cannot be used to separate the building area.* The proponent advises that this is a Type III structure of completely masonry exterior walls and separation walls between the one and two story areas. The preschool area is one story of 1,246 sq. ft. separated from the rest of the building with “a masonry fire wall” with one 90 minute rated opening. There are four exit doors directly to the exterior. The hardship is that in order for the building to comply under the currently accepted scoring standards a complete fire alarm system would need to be added to the entire building for the preschool to score positive 3.5 points. No score sheets have been provided. What is the cost to comply? What is the rest of the structure used for? What’s the rating on the wall that’s described as a “masonry fire wall”?
- 12-12-9 I **New Beginnings Church – New Albany**  
 (Variance from Elevator Safety Code – incomplete details)
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- 12-12-10 AI **2591 S. Addisyn Lane – Bloomington – Windows**  
*The emergency egress windows do not comply with the code of record for size.* The code of record calls for the windows to be a minimum of 5.7 sq. ft. in area, 22” high, 20” wide and have a maximum sill height of 44”. The current windows are 5.58 sq. ft., 33.5” wide, 24” high and have a sill height of 27”.
- 12-12-11(a)(b) CI **Shelbyville High School – Natatorium Addition – Shelbyville**  
 (a) *The common path of travel from the renovated locker rooms will be 115’ rather than the code compliant 75’.* This condition occurs for PE and sports team use of the lockers when the pool is not in use. The renovation project involves the replacement of the current 6 lane pool with an 8 lane competition pool and locker room renovations. The building is an “E” occupancy of Type IIB Construction. The building is protected throughout with an automatic sprinkler system with the exception of over the pool. There will be smoke detection provided throughout the affected locker rooms. The hardship is

the access through the pool area is not permitted by students when the pool is not in use due to student safety concerns.

- AI (b) *Automatic sprinklers will not be provided over the new pool.* The rest of the building will be fully sprinklered permitting unlimited area and nonrated corridors. The hardship is the cost of installation over an area with no fire hazard and the cost of maintenance in a pool atmosphere.

12-12-12

CI

**Knox Fertilizer – Knox**

Project #361019 & 358989

*The new S-1/S-2 structure will be 24,000 sq. ft. and the code allows, with area modifications, an S-1 occupancy to be a maximum of 14,500 sq. ft and an S-2 occupancy to be a maximum of 21,870 sq. ft.* This is a combination of 3 separate buildings connected by passageways. The proponent advises that they will add an additional man door for egress. The material is stored as bulk material with no packaging or pallets. The hardship is the requirement for fire separations for these all weather facilities will require additional site space which will reduce safety on site truck maneuvering and site exiting.

12-12-13(a)(b)

AI

**Jasper High School – Temporary Exterior Wall – Jasper**

(a) *This is a request to extend a variance (11-09-41(a)) that was approved with the expiration date of December 2012, and, due to the delayed starting date of the project, the request is to extend the variance until May 1, 2013.* The temporary wall constructed to separate the school building from the adjacent demolition and reconstruction of the gymnasium will have material applied on portions of the exterior surface that does not comply with the requirements for combustible exterior wall covering. The temporary wall will be in place until it can be replaced by the permanent wall constructed as part of the replacement gym. The roof of the existing gym collapsed in the spring of 2011 and the existing gym will be replaced by an entirely new structure. The temporary wall structure, 2 stories in height, consists of metal stud framing with a finished layer of 5/8" Type X gypsum board on the inside and a layer of 5/8" Dens-glass on the exterior face. The hardship is that the 6 month delay was due to a lawsuit filed by organized labor over the issue of prevailing wage.

AI

(b) *This is a request to extend a variance (11-09-41(b)) that was approved for a condition that expires in December 2012.* This is for a temporary means of egress adjoining the former gym structure which is altered during the demolition of the former gym and construction of the new replacement gym for an estimated 12 to 16 month period. As described above and due to the law suit, the construction was delayed for 6 months.

12-12-14

CI

**Napolese 30 South – Indianapolis**

Project #358660

*The exhaust duct serving the Type I hood for the pizza oven will penetrate the adjacent stair enclosure and terminate at the exterior wall, which is not allowed by the building code.* The project is a renovation of an existing area of 2,548 sq. ft. on the 1<sup>st</sup> floor for use as a restaurant. The space is classified as an A-2 occupancy and the building is of Type IB construction. The proponent advises that the exhaust duct will be enclosed in a 2 hour rated shaft enclosure/duct wrap from the point of penetration of the stair to the exterior. The building is protected throughout with an automatic sprinkler system. The Type I hood will have a fire suppression system as required. The pizza oven will be used

to cook pizzas with meat toppings that have been precooked or cured. The hardship is there isn't sufficient room above the ceiling in the restaurant to route the exhaust duct above the ceiling. A bulkhead to accommodate the duct enclosure would adversely impact the historic architectural details of the space.

- 12-12-15(a)(b) **Indianapolis Fire Station #4 – Indianapolis** Project #360753
- AI (a) *The new fire station will be provided with a residential type stove and will not be provided with the code required Type I hood.* The proponent advises that they will provide a kitchen exhaust hood (Thermador PH48GS – residential type) that does not meet all of the Type I requirements. The building will be fully sprinklered and the firefighters will be doing the cooking in the station. The hardship is the cost of the suppression system.
- BI (b) *The new fire station will have an exhaust duct for the dryer that exceeds the code allowed 25' in length.* The proponent advises that they will have a duct system with a powered exhaust fan to assist in lint removal and the building is fully sprinklered. How long is the exhaust duct?
- 12-12-16(a)(b) **Hancock County 4-H Sheep Building/Show Arena – Greenfield**
- CI (a) *The Chapter 34 evaluation will not result in overall passing scores, due primarily to the overall size of the building.* The request is to permit an overall passing score for Fire Safety, Means of Egress, and General Safety. The building will be used for various functions in addition to animal exhibit use for the County Fair and 4H functions. Potential uses include auctions, community meetings, agricultural shows, and other local and private assembly functions. The building is Type VB construction and is 16,800 sq. ft. half being a show arena built in 1969 and half as a sheep barn built in 1995. An area of approximately 1,300 sq. ft. in between the arena and sheep building contain restrooms and a serving kitchen. Neither building was filed as a Class I structure, the Chapter 34 evaluation, and associated variances are intended to document the change of occupancy for use as a Class I structure. The hardship is the cost to bring the building into complete compliance with Chapter 34 scoring exceeds the available funds for the building improvements. What is the cost to comply? How many points are needed?
- CI (b) *The request is to self limit the occupant load of the building to up to 400 on each side rather than the calculated 1,200 based on 7 per sq. ft. per person for the sheep building and 1,015 for the show arena based on 7 sq. ft. per person.* A manual fire alarm system per NFPA 72 will be provided throughout the building. Smoke detectors tied to the alarm system will be provided in common areas between the 2 assembly spaces. The show arena has 4 exits directly to the exterior and the doors are equipped with panic hardware. The sheep building has 3 exit doors directly to the exterior equipped with panic hardware. The maximum egress travel distance will be approximately 92' from the most remote point and the code allows 200'. The hardship is the concentrated assembly occupant load factor results in a number of occupants such that a voice alarm system would be required, which the proponent does not feel is necessary. What's the cost of the voice alarm system?
- 12-12-17(a)(b)(c)(d) **Patterson Pointe – PUD – West – Bloomington** Project #354322
- CI (a) *The exterior walls of the 3 story apartment buildings, in this 15 building complex, will be fire rated for fire exposure from the inside only in lieu to the code requirement both*

*sides to be rated.* The proponent advises that the structures will be protected with NFPA 13R sprinkler systems. There is at least 20' of open yard between the buildings. The exterior walls will be covered with brick, cement board or metal siding. The hardship is the additional cost of providing exterior walls that are fire rated for exposure from both sides. What is the cost to comply?

CI (b) *The 3 story townhouse units will have a common path of travel of approximately 95' and the code limits the common path of travel for R-2 occupancies to 75'.* The proponent advises that the structures will be protected with NFPA 13R sprinkler systems. The 2012 IBC in Table 1014.3 will permit 125' for common path of travel with an NFPA 13R sprinkler system. The hardship is the additional cost of providing an additional exit stair in a townhouse of approximately 485 sq. ft. per floor. What is the cost to comply? Has the Building Code Committee approved the change in the IBC?

CI (c) *Apartment units (townhouses) will have exterior balconies with a single stair and there will be approximately a 28' dead end and the code only allows a 20' dead end.* The proponent advises that the structures will be protected with NFPA 13R sprinkler systems. The 2005 IRC does not have any requirements on balconies. The hardship is the cost to provide exit stairs at the ends of the balconies. What is the cost to comply?

CI (d) *Apartment units (townhouses) will have an exterior balcony with a single exit stair and one apartment will have to exit past another unit on the balcony and the code requires that the exterior wall meet interior wall requirements – one hour walls, 20 minute doors and 45 min. window assemblies and the exterior openings and walls will not be fire rated.* The proponent advises that the structures will be protected with NFPA 13R sprinkler systems. What is the cost to comply?

12-12-18 AI **Fairfield Inn and Suites – Addition – Indianapolis** Project #361032  
*The 890 sq. ft. sun room addition will exceed the maximum vertical fenestration limit of 40% of the gross wall area per the Indiana Energy Conservation Code requirements for construction and, as a result, the required ComCheck won't be provided.* The addition will be a sunroom "greenhouse" structure with nearly full glazing on exterior walls and roof. This is an expansion of the existing lobby/breakfast space. The addition and existing building will be well below the permitted 40% fenestration limit. The addition will increase the existing building area by just over 2% and the sunroom structure will have negligible effect on energy conservation for the building as a whole. The sunroom will enhance the lobby by bringing in natural light and providing a view to the wooded area adjoining Pleasant Run Creek.

12-12-19 CI **Prophetstown State Park – New Aquatic Center – West Lafayette** Project #360757  
*The new aquatic center will not follow the Energy Code for the construction of the structure supporting the aquatic center.* The proponent advises that the structure will be used only seasonally and will be drained down and closed off when not in use the rest of the year. This structure will house changing areas, showers and restrooms as well as the only conditioned spaces which will be cooled spaces for the lifeguards and concessions. The request is to be relieved of the Comcheck requirement.



- 12-12-20 CI **Kunkel Square Apartments – Evansville** Project #356138  
*Due to the Chapter 34 evaluation, the height of the current fire alarm pull stations are required to meet today's code which is 48" in height and the pull stations are currently 56". The project involves an existing 12 story office building with an A-2 occupancy in the basement that was converted to an R-2 occupancy on floors 2 through 11 and an A-2 on the 1<sup>st</sup> floor. The construction type is IB. The proponent advises that the manual pull stations are not required and the building is protected throughout with an NFPA 13 sprinkler system. The hardship is that the pull stations were installed prior to the beginning of this project and this is an historically significant feature of the building and cutting the marble would compromise the historical integrity of this feature.*
- 12-12-21 CI **Golf Club of Indiana – Banquet Facility – Lebanon** Project #361001  
*The code required sprinkler system will not be provided for the proposed 1 story banquet facility of 6,807 sq. ft. The system is required based on an occupant load exceeding 100 in an A-2 occupancy. The building is classified as an A-2 and Type VB construction. The building will be provided with a fire alarm system with complete smoke detection throughout connected to the fire alarm system. The sound system will be arranged to shut down upon activation of the fire alarm system. There will be no cooking in the building, any food will be catered. The maximum travel distance is approximately 75' the code permits 200'. Three double door exits will be provided directly to the outside exceeding the code minimum of 2 exits. The hardship is the lack of public water to the site.*
- 12-12-22 C **Bella Vista Apartments – Fishers**  
*The code required fire barrier walls separating the garages (U-1 occupancy) and the residential units (R-2 occupancies) will only extend to the ceiling rather than from the floor to the roof deck. The buildings will be 3 stories in height of Type V construction. The proponent advises that the floors and walls separating dwelling units throughout the building will be 1 hour construction consisting of 1 hour fire partitions and 1 hour horizontal assemblies, which this compartmentation will mitigate fire spread. The floor ceiling cavities will be provided with draft stops. The building will be protected with an automatic sprinkler system per NFPA 13R with quick response or residential sprinklers throughout. The hardship is due to the direction of the floor framing that is in a perpendicular direction to the fire barrier walls, so it is impractical to extend 1 hour fire barrier walls through these cavities. There is no acceptable method of protecting floor framing penetrations of rated wall construction.*
- 12-12-23 B **IUPUI Rotary Building – Renovation – Indianapolis**  
*The new stair opening in the center of the building, connecting the basement and floors 1 through 3, will have a total floor opening at the 3<sup>rd</sup> floor that is approximately 2.7 times the projected area of the stair and the code limits the opening to a maximum of 2 times the projected area of the stair. The proponent advises that the project involves the renovation of the existing 1931 structure for use as administrative offices for faculty and doctors associated with the university school of medicine. The building is classified a "B" occupancy of Type IIB construction. The opening at each floor level is protected by with a minimum 18" draft curtain and a row of closed spaced sprinklers per NFPA 13.*

The building is protected throughout with an automatic sprinkler system per NFPA 13 as part of this project. The new stair is not a required means of egress. The existing stairs will be enclosed as part of this project at other than the basement level, where they are currently open. The hardship is maintaining the smaller opening at the 3<sup>rd</sup> floor complicates the structural support of existing floor structures at that level due to the differences in the 3<sup>rd</sup> floor footprint vs. the floors below.

- |          |   |  |                 |
|----------|---|--|-----------------|
| 12-12-24 | C | <b>Burger King – Carrols Store 862 – Indianapolis</b><br><i>The code required sprinkler system will not be provided for this A-2 remodel and addition.</i> The proponent is not offering any alternatives. The hardship is the imposition of the rule would result in undue hardship because of excessive costs of associated construction elements, specifically the installation of the sprinkler system. The estimated cost is in excess of \$30,000.00 and would require 4 weeks of construction. What is the size of the structure? What is the total occupant load calculation for the structure?  | Project #360737 |
| 12-12-25 | C | <b>Burger King – Carrols Store 866 – Indianapolis</b><br>Same as 12-12-24  | Project #360549 |
| 12-12-26 | C | <b>Burger King – Carrols Store 867 – Indianapolis</b><br>Same as 12-12-24  | Project #360550 |
| 12-12-27 | C | <b>Burger King – Carrols Store 871 – Knightstown</b><br>Same as 12-12-24   | Project #360552 |
| 12-12-28 | B | <b>Ball State University – Johnson A Hall – Addition and Renovation</b><br><i>The code required Type I or II hood will not be provided for the residential electric range/oven in the student lounge on the 4<sup>th</sup> floor of the building.</i> The project includes a complete renovation of the existing 4 <sup>th</sup> floor and basement of the 1969 residence hall, demolition of the 1 story portion of the existing building and construction of a 5 story with basement and penthouse addition. The building is classified as an R-2 and A-2 and the building is of Type IB construction. The proponent advises that the building will be protected with an NFPA 13 sprinkler system; the student lounge area will be separated from the 1 hour corridor serving the residential rooms with a 1 hour fire partition and 20 min. door, a residential hood will be provided installed per the manufactures instructions and “Stove Top Fire Stop” extinguishing canisters will be installed above the stove. The hardship is the cost of the commercial hood system. A similar variance was granted in variance 11-07-10. |                 |
| 12-12-29 | A | <b>Turnstone Center for Disabled Children and Adults – Fort Wayne</b><br><i>The existing egress corridors in the pre-1986 portion and 2000 edition are currently maintained as 1 hour rated per the code in effect prior to 1986. The request is to permit the removal of the existing door closers in this portion of the building.</i> The proponent advises that the facility provides therapeutic, educational, wellness and recreational services to children and adults with physical disabilities. The portion of the building affected was classified as “B” and “A-2.1” occupancies per the 1998 IBC when filed for a design release. The building is sprinklered throughout per NFPA 13. The codes after   |                 |

1986 all have permitted nonrated corridor construction for occupancies when protected throughout with sprinklers. The hardship is that many served by Turnstone have difficulty operating doors with closers – maintaining self closing doors, is an operational hardship.

- 12-12-30      C      **Metaldyne – Horn Strobes – Bluffton**      Project #361193  
*The code required local inspection fee for inspection of this facility, under the GAR, is desired to be reduced from the required local inspection fee of .10 per square foot up to a maximum total of \$7,500.00. The installation of horns and strobes is to improve safety of the workers. The hardship is the cost of the inspection fee for the 199,540 sq. ft. structure which would be the maximum amount allowed by the rule. This amount would add an additional 22% to the cost of the project.*
- 12-12-31(a)(b)(c)      C      **Fort Wayne Storage – Thompson Road – Fort Wayne**      Project #358849  
(a) *The code required fire rated corridors and 20 minute doors will not be provided as required per the calculated occupant load. The occupant load was figured by State Plan Review at 195 which require the fire rating. The proponent advises that the building is separated by a 3 hour fire wall leaving 11,603 sq. ft. on one side and 11,797 sq. ft. on the other side. The calculated occupant load on each side based on 500 sq. ft. per person is not more than 24 people. The proponent advises that self storage facilities do not see high volumes of people within the facility at one time and the actual occupant load within the corridors will be much less than the 30 occupants requiring fire rated corridors. The hardship is the cost to provide the one hour rated corridors and 20 minute doors. What is the cost?*  
C      (b) *The new non sprinklered self storage facility will have the exterior openings located on 2 sides on the building spaced on the center line of the building elevation rather than the code required spacing from the edges of the building. The proponent advises that the building is subdivided by a three hour fire wall leaving 11,603 sq. ft. on one side and 11,797 sq. ft. on the other side. The design is such that there is not a 50 linear section of exterior wall without a properly sized opening. This results in having more openings than using the method of measuring from one edge of the building. The exterior openings to be provided will provide more opening area than what the code requires. The hardship is the cost to provide an additional opening.*  
A      (c) *The code required plumbing fixtures will not be provided for this structure. The proponent advises that they will not provide any of the items required in Tabled 29A of the IBC, including the required toilet fixtures, drinking fountain, emergency showers, eye wash station and service sink. The building is considered a normally unoccupied structure where the renters of the storage units are on site for a short period of time. The employees will not be stationed in this building and will only be in the structure to make repairs and periodic inspections of the building. There is an existing rest room and office in one of the other buildings on site approximately 464 feet away that employees have access to when they are on site. Employees are periodically on site. The facility has a policy against storage of hazardous materials. The owner's hardship is the cost to provide and maintain plumbing fixtures in the new building.*

- 12-12-32 A **Carroll Jr. – Sr. High School – Additions – Flora**  
*The existing non-sprinklered Jr./Sr. High School of Type IIB Construction, approximately 134,000 sq. ft. in area, will have 2 new additions of 2,645 sq. ft and 3,895 sq. ft. constructed causing the structure to exceed the allowable area permitted for non-sprinklered, type IIB construction and the required 4 hour fire walls will not be provided.* The proponent advises that in lieu of the 4 hour fire wall, they will provide 2 hour fire barriers to separate the additions from the existing building. The existing smoke detection system will be extended into the new additions. The additions are only 4.8% of the total area of the existing building. The hardship is the cost of approximately \$104,500.00 to provide the 4 hour structurally independent fire walls to separate the new additions from the existing building. Can they increase the rating of the fire barriers?
- 12-12-33 CI **Second Chance Furniture – New Whiteland** Project #360817  
*The code required plumbing fixtures will not be provided for this structure.* The proponent advises that this structure will not be conditioned space and will be used to store furniture. The public will not be in the building. The loading and unloading of furniture will be the only time the building will be occupied by employees. The hardship is the cost to add the necessary water and sewer lines to the building and the plumbing fixtures and the insulation and heating of the building to protect against freezing.
- 12-12-34 CI **The Alexander Hotel – North of South – Indianapolis** Project #352438  
*The new 6 story hotel will have several elevator machine rooms accessed from the roof that will not comply with the code for access.* The code requires stairs and a penthouse for roof access and the access will be by a roof hatch and ships ladder. The proponent advises that the roof access in the building code for firefighters can be by a ladder and roof hatch. The roof hatch is a Bilco Type L Service Stair Access which has a lift assistance, automatic hold open and exterior latch. The hardship is that the construction is essentially complete with the ships ladder and roof hatch and a stair and penthouse will need more floor space and possible modifications and additional construction to comply. What is the cost to comply?
- 12-12-35 BI **Iceway Sports Complex – Fort Wayne**  
*In lieu of the code required 9.5 mm diameter steel suspension cable, the proponent will use elastomeric coated steel suspension constructed of six 2.5 mm steel cables and for the governor a 6 mm diameter suspension member.* The proponent advises they will continue to provide the appropriate training for the State Inspectors as needed as well as the gauges needed to check the cables.
- 12-12-36 C **St. Vincent – Carmel – Hospital – Women’s Health Center – Carmel**  
*The code required 2 hour party wall will not be provided and a 2 hour fire barrier will be used instead, to separate the new Women’s Health Center from the rest of the building.* The current building is made up of several different areas including the existing medical office building, POB 1, POB 2, and POB 3 and the main hospital. The new building will be owned by a different developer than the existing medical office building. The hospital will own a small portion of the new building which will contain corridors, elevator and stair. The proponent advises that they will be designing and constructing the new

building to meet the requirements of a single building including allowable height and area for a single building. The building will be of the same construction type (noncombustible, nonrated). The building will be fully sprinklered. The building will be equipped throughout with an automatic fire alarm system. A 2 hour fire barrier will also serve as a horizontal exit, complying with the requirements of the IBC. The hardship is that a party wall does not permit any openings and patients must be able to move from the hospital and other medical office buildings through the party wall into the medical office building for medical procedures. How do they separate ownership for exiting purposes?

- 12-12-37      DI      **SparTA Training Academy – Fishers**      Project #359280  
*A new fitness center, an A occupancy, with an occupant load in excess of 300 will not be provided with the code required fire alarm system. The calculated occupant load is 400, per the proponent. The proponent advises that the building will be fully sprinklered. There will be three exits. There are currently three additional exterior doors without exit signs that could be utilized for exits. They want to self limit the space to an occupant load of 299. Per the proponent, the space is separated from the remainder of the building with 4 hour fire walls. The proponent wishes for the variance to apply to this tenant and not any future tenants. The hardship is the cost of \$8,000.00 to provide the fire alarm system.*
- 12-12-38      CI      **The 2013 Indianapolis Auto Show – Camp Jeep – Indianapolis**  
*The Camp Jeep Event will be held as part of the 2013 Indianapolis Auto Show and will entail the use of gasoline powered jeep vehicles, with a maximum capacity of 24.6 gallons, driving inside the building in designated areas, and the Fire Code does not allow this type of operation inside of a building. The proponent advises that there will be 6 Jeep vehicles with locking gas caps that will be filled each morning outside of the Convention Center in a specially designated area. The event employs safety staff that will monitor carbon monoxide levels throughout the event. Fire extinguishers will be provided throughout the track at locations indicated by the event and convention center safety staff, with additional augmentation by the local fire department. The exposed electrical and plumbing floor ports will be protected from the infiltration of fluids in the area of the track. The paperwork advises that they will be running the Jeeps in 4 wheel low range at all times with a top speed of 5 mph. No information from IFD about when the firefighters will be on duty. Where will the Jeeps be parked when not in use? How will the electrical and plumbing floor ports be protected? How many people will be in the area of the track?*



Addendum #1 to Staff Report for the December 4, 2012, Commission Meeting.

- 12-12-39      CI/      **Dow Agrosiences Bldg. One 314- Indianapolis**      Project #346365  
NVRI      *Section 7.5.4.1.2 of NFPA 72, 2002 edition as adopted by the Commission, requires that 2 or more strobes in the same space or same field of view to flash in synchronization.* The request is to allow "a couple of" strobes from 2 independent fire alarm systems being out of synchronization at the dividing line between the 2 systems. Does the code apply to just a single system or does it apply to the current situation?
- 12-12-40      CI      **Barton Block-Indianapolis**  
*The 2008 Indiana Fire Code requires approval of altered exiting during construction.* The request is to close 1 exit and relocate a stairway exit discharge to route through the lobby instead of directly to the exterior. How long will the exiting be affected?
- 12-12-41      **Schrott Center for Performing-Indianapolis**      Project #351864  
(a)(b)(c)      CI/      (a) *Section 5-13.1.1 of NFPA 13, 1999 edition, requires sprinkler protection in*  
NVRI      *"all concealed spaces enclosed wholly or partly by exposed combustile construction".* The request is to omit sprinklers behind wall-mounted acoustical shapes. Are the acoustical shapes combustile?  
CI/      (b) *Section 5-5.5.3 of NFPA 13, 1999 edition, prohibits specific obstructions to*  
NVRI      *sprinkler discharge patterns.* The request is to omit sprinklers below the "tension grid/open grate flooring exceeding 4' in width. Is the flooring an obstruction?  
CI/      (c) *Section 5-5.5.3 of NFPA 13, 1999 edition, prohibits specific obstructions to*  
NVRI      *sprinkler discharge patterns.* The request is to omit sprinklers beneath a retractable orchestra enclosure. Is the enclosure considered "temporary" for purposes of Section 410.6, Exception 3 of the 2008 Indiana Building Code?
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